

MAZOMANIE BUSINESS PARK

VILLAGE OF MAZOMANIE, WISCONSIN

COMMUNITY CONTACT:

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Located 40 minutes from Madison, two hours from Milwaukee, and three hours from Chicago, the Mazomanie Business Park consists of 175 acres along US 14 in the Village of Mazomanie. Park tenants include Cardinal Solar Technologies, Roundy's, Wick Buildings, Electronic Theater Controls, and Plastic Ingenuity. Six lots totaling 33 acres are available for immediate lease or purchase and another 10,000 sq. ft. of office space is available for immediate lease in a multi-tenant structure. All six lots are within a Tax Increment Finance District and are eligible for inclusion in the Dane County Foreign Trade Zone 266. Full details on each of the available sites and buildings and the supporting infrastructure are provided below.





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AVAILABLE SITES AND BUILDINGS

	Site A	Site B	Site C	Site D
Street Address	Hwy 14/Wick Drive	Walter Rd. (through Site D)	W. Hudson St.	400 Walter Rd.
Lot Size (acres)	16.60	9.04	7.3 (total of all 4 available lots)	N/A
Shape	Rectangle	Trapezoid	Rectangle	N/A
Dimensions	~ 625' x 1,150'	~ 500' x 650'	~ 900' x 350'	N/A
Available Building Space	Vacant land	Vacant land	Vacant land	10,162 sq. ft. office space
For Lease/Sale	Lease or sale	Lease or sale	Sale	Lease
Asking Price	Negotiable	Negotiable	Negotiable	\$7/sq. ft. (gross lease)
Availability	Immediate	Immediate	Immediate	Immediate
Shovel-Ready	Yes	Yes	Yes	N/A
Tax Increment District	Yes	Yes	Yes	No
Present Use	Vacant	Vacant	Agriculture	10,162 sq. ft. vacant office space; remainder is a Roundy's distribution center
Prior Use	N/A	N/A	N/A	Office
Zoning	I-1, Industrial	I-1, Industrial	A-1, Ag/Holding (can be rezoned to industrial)	I-1, Industrial
Topography	2-6% slopes south to north	2-6% slopes south to north	<2% slope	N/A
Soil Type	Dickinson sandy loam and loamy fine sand (non-hydric)	Dickinson sandy loam (non-hydric)	Dickinson loamy fine sand (non-hydric)	N/A
Floodplain/Wetlands	No	No	No	No
Owner	Village of Mazomanie	ROS No. 14, LLC	Fred Wolf	ROS No. 14, LLC
Broker	N/A	Realty Management Consultants	N/A	CBRE
Contact Name	Gary Harrop	Greg Butts	Fred Wolf	Brian Wolff
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TRANSPORTATION

Primary Access Highway	US 14
Nearest Interstate Highway	~25 miles east to Interstate 90/94 via US 14/State Hwy 19
Other Nearby Highways	~16 miles south to US 151 via State Hwy 78; ~10 miles north to US 12 via State Hwy 78
Rail Services	Potential to add short spurs to connect Sites A, B & C to Wisconsin & Southern Railroad
Airport Services	~16 miles east to Middleton Municipal Airport (GAF) via US 14; ~28 miles east to Dane County Regional Airport in Madison (commercial airfield)
Port Access	~105 miles east to Port of Milwaukee
Public Transit Provider	N/A

ELECTRICAL

Service Provider (Name/Contact)	Mazomanie Electric/Sue Dietzen: 608-795-2100
Electric Power Service	Three phase; 37.3 megawatt capability; capable of expansion to 100 megawatts
Power Generation Source	Alliant Energy
Line Size (kV)	12.5 kV
Substations Feeding Park	2
Distance to Closet Sub Station	In Park
Dual Feed Possible	Yes
Distance to Transmission Line	In Park
Transmission Line Size (kV)	69kV
Rates	http://www.clerkdoc.com/clerkdoc1013/doc/20131014193006760/2016/614.pdf

WATER

Service Provider (Name/Contact)	Village of Mazomanie/Sue Dietzen: 608-795-2100
Line Size	8"-12"
Water Source and Location	2 local wells
Water Production Capability	1.036 MGD
Water Storage Capacity	0.446 million gallons
Average Daily Use/Peak Daily Use	0.164 MGD/0.397 MGD
Water Additives	Fluoride, chlorine, Aqua Mag (blended phosphate)
Rates	http://www.clerkdoc.com/clerkdoc1013/doc/20131014193006760/2016/614.pdf



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WASTEWATER

Service Provider (Name/Contact)	Dane Iowa Wastewater Commission/Brian Sroda: 608-795-0024
Communities Served	Villages of Mazomanie, Black Earth and Arena
Line Size to Lots	12"
Treatment Plant Design Capacity	0.693 MGD
Average Daily Use/Peak Daily Use	0.325 MGD/1.981 MGD
Treatment Process	Activated sludge
Allowable Effluent BOPD Levels	Permitted for 25mg/liter monthly
Rates	http://www.clerkdoc.com/clerkdoc1013/doc/20131014193006760/2016/614.pdf

NATURAL GAS

Service Provider (Name/Contact)	Madison Gas & Electric/Steve Beversdorf: 608-252-1552
Line Size/Pressure Serving Lots	6" plastic line/60 psi
Line Size/Pressure Serving Community	6" steel line; 170 psi

TAXES

Real Property Tax Rate	2.077% (2015 total of all taxing jurisdictions)
Assessment Value (% of Market value)	100.00%
Personal Property Tax Rate	2.077% (2015 total of all taxing jurisdictions)
Tax Increment Finance District	Yes
Foreign Trade Zone	Eligible for inclusion in Dane County Foreign Trade Zone 266; contact David Jensen: 608-246-3387, jensen.david@msnairport.com
Effective Corporate Income Tax Rate	7.90% (state only, no local income taxes)
Sales Tax	5.50% (statewide)

All information contained in this document is deemed reliable but not guaranteed. The Village of Mazomanie does not guarantee accuracy of information. All material information must be independently verified by buyer.